



City of Seattle

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**Department of Planning and Development**

Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3011382  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 9002 14<sup>th</sup> Avenue NW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,672.8 sq. ft. and B) 4,907.4 sq. ft. The existing structure will remain.

The following approval is required:

**Short Subdivision** - to divide one parcel into two parcels of land.  
(Seattle Municipal Code Chapter 23.24.040)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site Description and Area Development**

The approximately 9,570 sq. ft. site is located on the southeast side of 14<sup>th</sup> Avenue Northwest near the intersection of Northwest 90th Street and 14<sup>th</sup> Avenue Northwest. It is zoned Single Family residential with SF 5000 sq. ft. minimum lot size. The site has approximately 70.42 lineal feet of frontage on 14th Avenue Northwest. The site is currently developed with a single family residence with a detached garage. The topography of the site is relatively flat from the front but slopes gently towards the rear property line. There is no alley. Vehicular access to the

site is available from Northwest 90<sup>th</sup> Street which is paved but not developed to current standards; no concrete curbs, gutters and sidewalks are present. Development in the vicinity is predominantly single family residential.

### Proposal Description

Proposed parcel sizes are: A) 4,672.8 sq. ft. and B) 4,907 sq. ft. The existing structures are to remain. Vehicular access to the tow parcel will be from Northwest 90<sup>th</sup> Street.

### Public Comments

One comment letter was received during the official public comment period which ended July 11, 2010. The respondent requested to be notified when the decision is ready to be published.

### **ANALYSIS - SHORT SUBDIVISION**

SMC Section 23.24.040 provides that the director shall use the following criteria to determine whether to grant, condition, or deny a short plat application:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Seattle Public Utilities (SPU), Fire Departments (SFD), and Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots created by this short subdivision will meet all minimum standards or applicable exceptions of the set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, the lots created by this short subdivision can be provided with vehicular and pedestrian access, public and private utilities and access (including

emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not mapped as an environmentally critical area and a SEPA review under SMC 25.09.240 does not apply. There are no exceptional or significant trees on the site and code requirements for new trees (SMC 23.44.008.I) will be considered under any subsequent building permit review. The purpose of this platting action does not involve the creation of a new lot where two separate principal single family structures have occupied a single lot. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

### **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED.**

### **CONDITIONS - SHORT SUBDIVISION**

#### **Conditions of Approval Prior to Recording**

The owner(s) and/or responsible party(s) shall:

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page \_\_\_\_ of \_\_\_\_."
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.

#### **For the Life of the Project**

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: \_\_\_\_\_ (signature on file) Date: October 25, 2010  
Onum Esonu, Land Use Planner  
Department of Planning and Development

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